

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12649 of Howard University, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.46 to permit an addition to the School of Religion as a college or University use in the R-2 District at the premises 1240 Randolph St., N.E., (Square 3923, Lot 25).

HEARING DATE: May 17, 1978

DECISION DATE: July 5, 1978

FINDINGS OF FACT:

1. The subject property is located at the northwest intersection of Randolph and 13th Streets, N.E. in an R-2 District. It is approximately 29,900 square feet in area and is improved with a two and three story structure. The building contains a chapel, dormitory rooms, offices and contains approximately 23,700 square feet of gross floor area. The building was constructed in 1965 and used as seminary residence for approximately forty persons prior to its present use.

2. Adjacent to the site on the west are four single family detached dwellings which are in good condition. A public alley adjoins the rear of the site. Across Randolph Street from the subject site are three single family detached dwellings and the side yard of a dwelling at the corner of Randolph and 13th Streets, N.E. Across 13th Street from the subject site are 6 row and semi-detached structures. All of the dwellings which surround the site are in good to excellent condition. The building on the subject property is maintained in excellent condition as are the grounds and landscaping.

3. South of the subject property single family detached dwellings predominate. They are located in the R-1-B District. East of the site R-1-B uses also predominate. In addition there are a number of religious and institutional uses including the Franciscan Monestary and Holy Name College both located east of 14th Street, N.E. North of the site, R-2 zoning predominates. Providence Hospital is located at Varnum Street, 4 blocks to the North. West of the site, a variety of uses are found. A neighborhood shopping district (C-1) is found at 12th Street, $\frac{1}{2}$ block from the subject property. Much of the area west of the site is devoted to University and religious affiliated uses. R-5-A, C-2-A and C-M-1 Districts are found within four blocks west of the subject property.

4. On June 2, 1964, the Board in BZA Order No. 7661 conditionally granted the Society of the African and Queen of Apostles Seminary's request to establish a residence for a clerical group of forty persons.

5. The Board by Order No. 12360 dated May 23, 1977, approved the use of the subject property for the Howard University School of Religion. The order limited the maximum number of students to 150 with no more than thirty-five residing at the facility. A total of sixteen parking spaces were required.

6. The proposed addition will enclose an exisiting open court between two wings of the building. The addition will house two floors of library space.

7. The proposed addition will not result in any increase in the total number of enrollment of students and residents of the school. The proposed addition is within the maximum aggregate Floor Area Ratio of 1.8.

8. The application was referred to the Department of Transportation on March 15, 1978, for their review. No reply was received.

9. On a report dated May 12, 1978, the Municipal Planning Office recommended the approval of the application on the grounds that it is not likely to become objectionable to neighboring properties or upon the neighborhood.

10. Advisory Neighborhood Commission 5A did not take an official position on the application. The single member district did present opposition to the application. The opposition was based on the failure of the University to create and continue on open line of communication with the residents of the community as to their present and future plans. In addition, a serious parking problem has been created by the students of the school. The residents believe that this problem will be exacerbated by the proposed addition.

11. Three of the surrounding property owners presented a petition and voiced opposition to the application because of the possible enhancement of the present parking problem and the lack of communication between the school and the residents.

12. The Upper Northeast Coordinating Council was opposed to the granting of the application on the grounds that this type of spot zoning is not in keeping with a (stable) residential community and that the campus plan should remain as originally approved by the Board.

13. At the Board's public meeting held on May 31, 1978, the Board deferred action on this application to allow the applicant additional time to meet with the opposition to discuss their concerns and report the results of such meeting to the Board.

14. On June 24, 1978, the applicants met with neighboring citizens and the Civic Associations. The following list of proposals were offered to alleviate the problems listed by the opposition.

1. Since the parking problem is most acute in the evenings, Monday through Thursday, the largest component which consists of townspeople involved in continuing education will be moved to the University Campus. This will mean a decrease of approximately 70% of the number of people involved in the educational programs at the 1240 Randolph Street site in the evenings.
2. The remaining evening classes at the School will be rescheduled to begin at 7:00 P.M. so that students who drive will arrive later----presumbaly after residents who work have returned home.
3. The sixteen spaces provided for parking will be assigned so that residents and staff will not depend upon on-street parking.
4. Students will be encouraged to utilize parking spaces in the neighborhood that are not in front of residences. The 1300 block of Randolph Street has no houses on the west side and therefore would not infringe upon access by the residents on the east side of Randolph.
5. The University will post signs advising students to keep the driveways open.
6. It was suggested that if the above efforts do not substantially take care of the problem an overture will be made to the Franciscan Monestary to utilize its parking lot at 13th and Perry Streets during the evening hours.
7. The Dean will hold consultations with the Security department of the University in an effort to gain its expert counsel about additional ways to address the problem.

8. In order to make students aware of the prerogatives of the residents of the area with respect to parking, a notice has been included in the new student Handbook now in preparation which will emphasize these prerogatives and contain alternative parking suggestions consistent with the above recommendations.

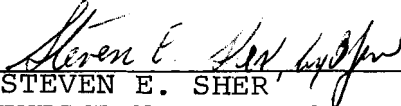
15. At the July 5, 1978, Public Meeting of the Board; the Board reviewed the aforementioned report of the applicant as to its meeting with the opposition. At that time the Board had not received any report from the opposition. After reviewing the proposals the board was in concurrence with them as a reasonable solution to the concerns of the opposition.

CONCLUSIONS OF LAW AND OPINION

The Board is aware of the concerns addressed by the opposition and is of the opinion that the applicant has come up with a reasonable solution. The Board concludes that the proposed addition to the school is so located that its use will not become objectionable to neighboring property owners because of noise, traffic, number of students or other objectionable conditions. The Board further concludes that the granting of the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring properties in accordance with said Zoning Regulations and Maps. Accordingly, it is ORDERED that the application is GRANTED subject to the proposals made by the applicant to meet the concerns of the opposition, submitted to and approved by the Board, marked as Exhibit 23, attached hereto and made a part thereof.

VOTE: 4-0 (Chloethiel Woodard Smith, Charles R. Norris, William F. McIntosh to grant, Parsons to grant by proxy).

Attested By:


STEVEN E. SHER
EXECUTIVE DIRECTOR

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

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FINAL DATE OF ORDER: **21 JUL 1978**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.